

PLAN BAY AREA 2050

Final Blueprint: Outcomes & Growth Pattern

Release Webinars

December 18, 2020 and January 5, 2021

MTC/ABAG Regional Planning Program

Long-Range Planning... for an Uncertain Future

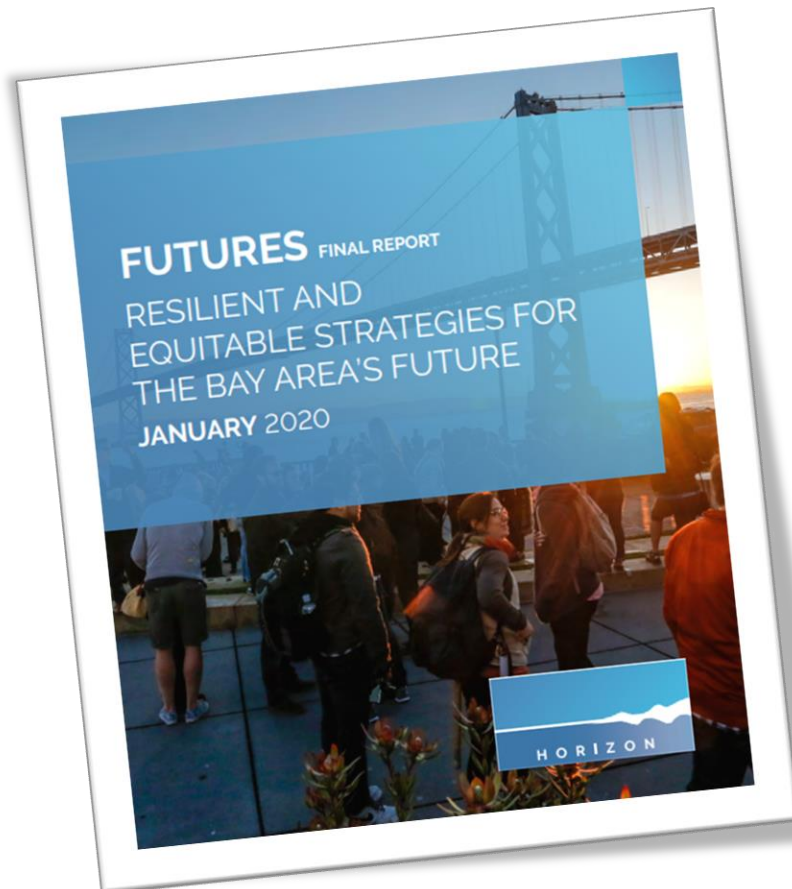
2018

2019

2020

2021

Plan Bay Area 2050 built upon the foundation of the Horizon initiative, which generated new strategy ideas and stress-tested them against a broad range of economic, technological, environmental, and political forces.



**Strategies
prioritized
based upon:**



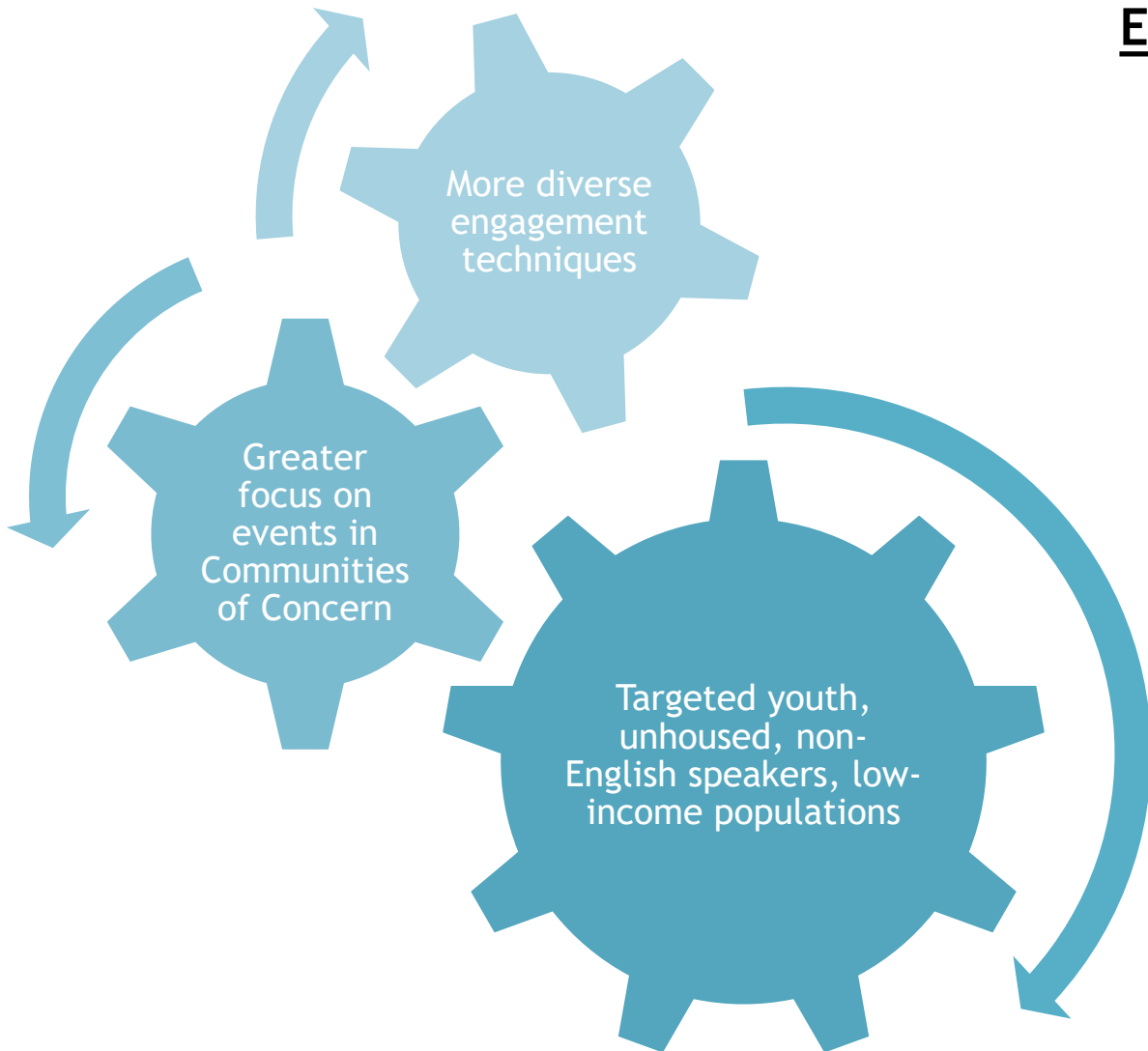
Resilience



Equity



Long-Range Planning... Driven by Public Input



Engagement to Date by the Numbers

130+ **public meetings** featuring discussion of Horizon & Plan Bay Area 2050

100+ **public events** including in-person & virtual workshops, pop-up events, and focus groups

60+ **stakeholder events** including RAWG and REWG meetings, workshops, and webinars

33,000+ **public and stakeholder comments** received to date

15,000+ **participants in planning process** to date

Final Blueprint: Advancing the Plan Vision

*Vision: Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*



- **Transportation** Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

Adopted This Fall: 11 Themes, 35 Bold Strategies

Final Blueprint Strategies (Inputs to Modeling Process)



Maintain and Optimize the Existing System



Create Healthy and Safe Streets



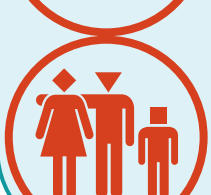
Build a Next-Generation Transit Network



Protect and Preserve Affordable Housing



Spur Housing Production at All Income Levels



Create Inclusive Communities



Improve Economic Mobility



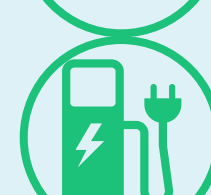
Shift the Location of Jobs



Reduce Risks from Hazards



Expand Access to Parks and Open Space



Reduce Climate Emissions

Housing Strategies – Cost: \$468 Billion			
	Protect and Preserve Affordable Housing	Further Strengthen Renter Protections Beyond State Legislation. Building upon recent tenant protection laws, limit annual rent increases to the rate of inflation, while exempting units less than 10 years old.	\$2 BILLION
	Preserve Existing Affordable Housing	Acquire homes currently affordable to low- and middle-income residents for preservation as permanently deed-restricted affordable housing.	\$237 BILLION
	Spur Housing Production at All Income Levels	Allow a Greater Mix of Housing Densities and Types in Growth Areas. Allow a variety of housing types at a range of densities to be built in Priority Development Areas, select Transit-Rich Areas, and select High-Resource Areas.	N/A
	Build Adequate Affordable Housing to Ensure Homes for All	Construct enough deed-restricted affordable homes necessary to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households.	\$219 BILLION
	Integrate Affordable Housing into All Major Housing Projects	Require a baseline of 10 to 20 percent of new market-rate housing developments of 5 units or more to be affordable to low-income households.	N/A
	Transform Aging Malls and Office Parks into Neighborhoods	Permit and promote the reuse of shopping malls and office parks with limited commercial viability as neighborhoods with housing at all income levels.	N/A
	Create Inclusive Communities	Provide Targeted Mortgage, Rental and Small Business Assistance to Communities of Concern. Provide assistance to low-income communities and communities of color to address the legacy of exclusion and predatory lending, while helping to grow locally owned businesses.	\$10 BILLION
	Accelerate Reuse of Public and Community-Owned Land for Mixed-Income Housing and Essential Services	Help public agencies, community land trusts and other non-profit landowners to accelerate development of mixed-income affordable housing.	N/A
Economic Strategies – Cost: \$234 Billion			
	Improve Economic Mobility	Implement a Statewide Universal Basic Income. Provide an average \$500 per month payment to all Bay Area households to improve family stability, promote economic mobility and increase consumer spending.	\$205 BILLION
	Expand Job Training and Incubator Programs	Fund assistance programs for establishing and growing businesses, primarily in historically disinvested communities, as well as job training programs.	\$5 BILLION
	Invest in High-Speed Internet in Underserved Low-Income Communities	Provide direct subsidies and construct public infrastructure to ensure all communities have affordable access to high-speed internet.	\$10 BILLION
	Shift the Location of Jobs	Allow Greater Commercial Densities in Growth Geographies. Allow greater densities for new commercial development in select Priority Development Areas and select Transit-Rich Areas to encourage more jobs to locate near public transit.	N/A
	Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit	Provide direct subsidies and local subsidies to encourage employers to relocate offices to housing-rich areas near regional rail stations.	\$10 BILLION
	Retain Key Industrial Lands through Establishment of Priority Production Areas	Implement local land-use policies to protect key industrial lands identified as Priority Production Areas, while funding key infrastructure improvements in these areas.	\$4 BILLION

Learn more about each of the 35 adopted strategies at planbayarea.org, including the revised Strategy EN7.

Adopted This Fall: Growth Forecast & Geographies



**1.4
million**

*new households
between 2015
and 2050*



**1.4
million**

*new jobs
between 2015
and 2050*

Protect



Areas Outside
Urban Growth
Boundaries
(including PCAs)



Unmitigated
High Hazard
Areas

Prioritize



**Priority Development
Areas (PDAs)**



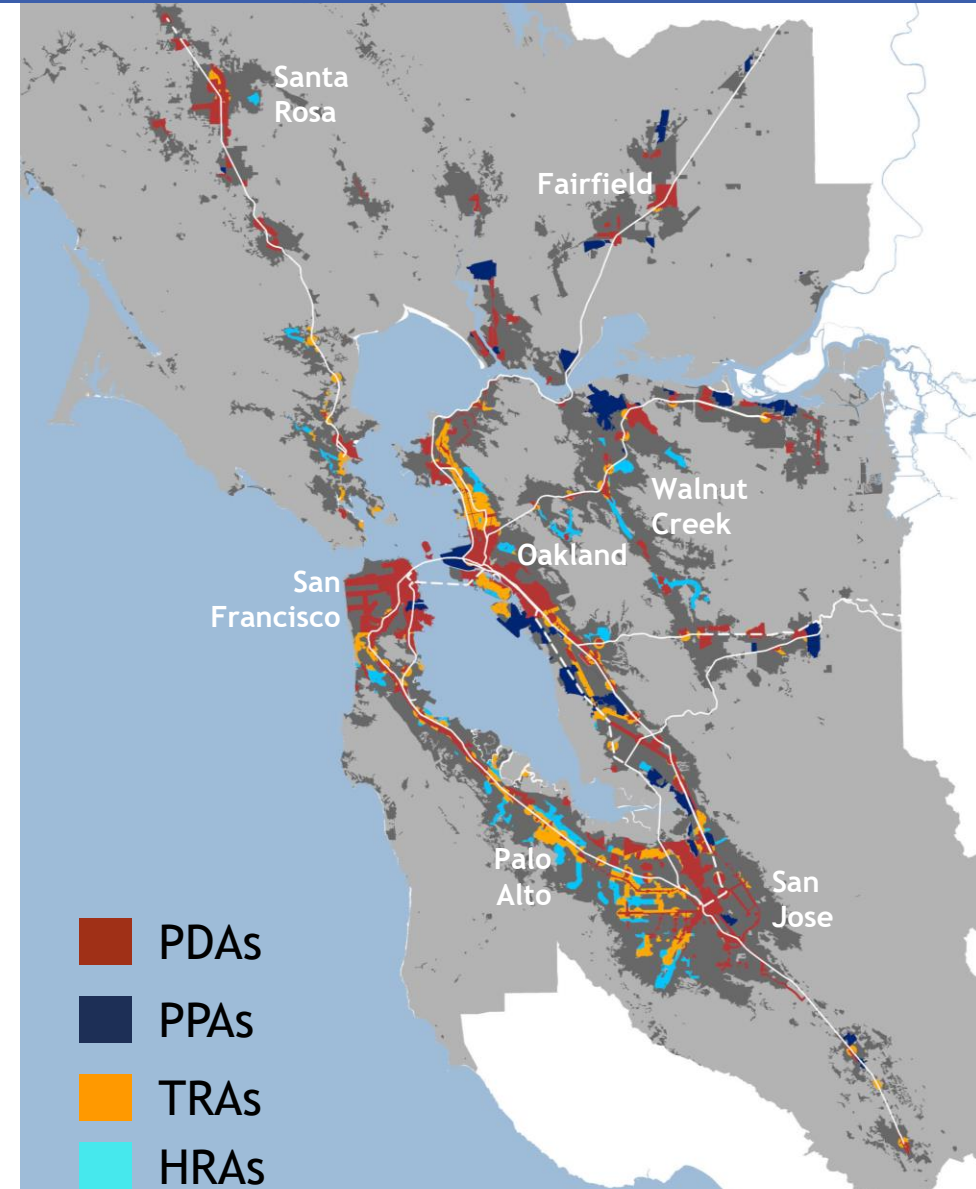
**Priority Production
Areas (PPAs)**



**Transit-Rich Areas
(TRAs)**



**High-Resource
Areas (HRAs)**

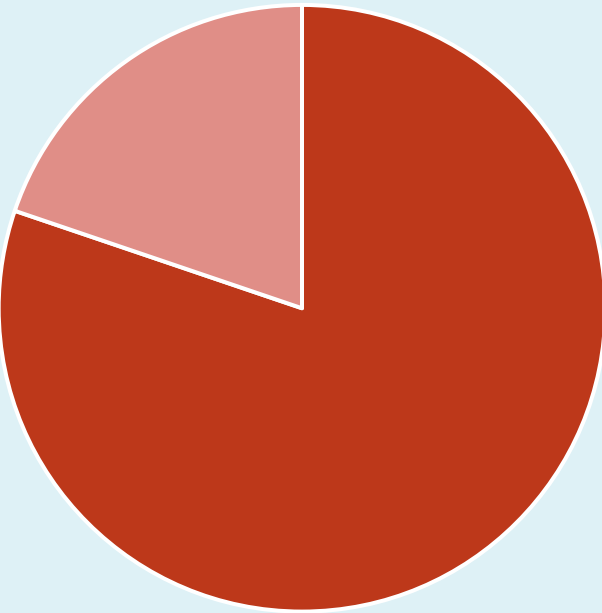


Note: some High-Resource Areas are also Transit-Rich Areas

Adopted This Fall: Revenues & Expenditures

Transportation Element

\$466 billion in existing funding
\$113 billion in new revenues

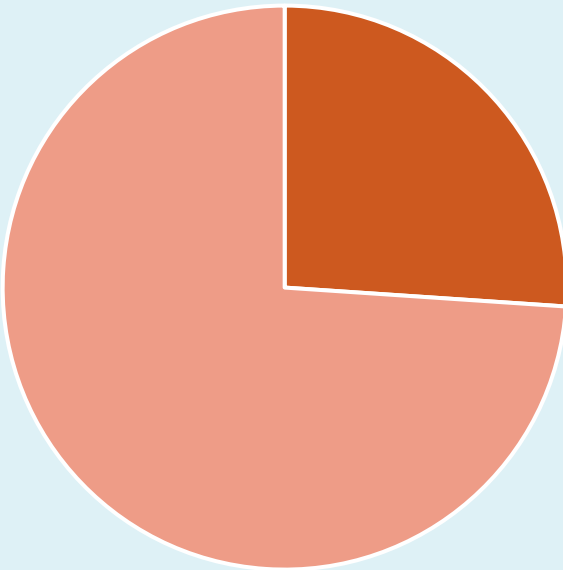


■ Existing Revenues ■ New Revenues

Note: \$12 billion in existing transportation funding is shown in Environment Element for climate & sea level rise strategies.

Housing Element

\$122 billion in existing funding
\$346 billion in new revenues

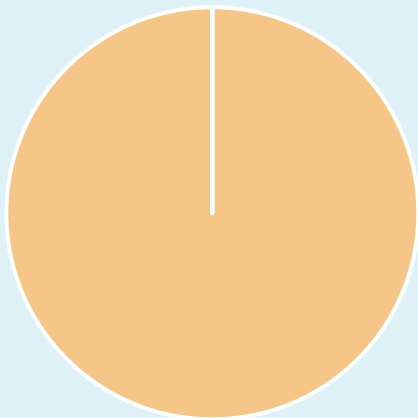


■ Existing Revenues ■ New Revenues

Note: new housing revenues could come from a mix of federal, state, regional, or local sources.

Economy Element

N/A in existing funding
\$234 billion in new revenues

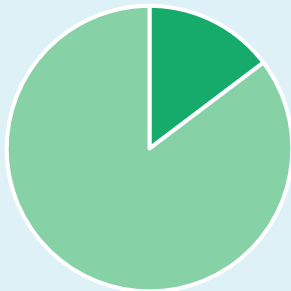


■ Existing Revenues ■ New Revenues

Note: as Needs & Revenue data is unavailable for economic development, existing funding is underrepresented.

Environment Element

\$15 billion in existing funding
\$87 billion in new revenues

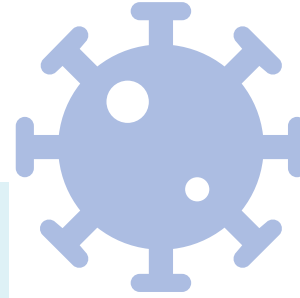


■ Existing Revenues ■ New Revenues

Note: as Needs & Revenue data is unavailable for parks & conservation, existing funding is underrepresented.

Final Blueprint: Preparing for a Post-COVID Future

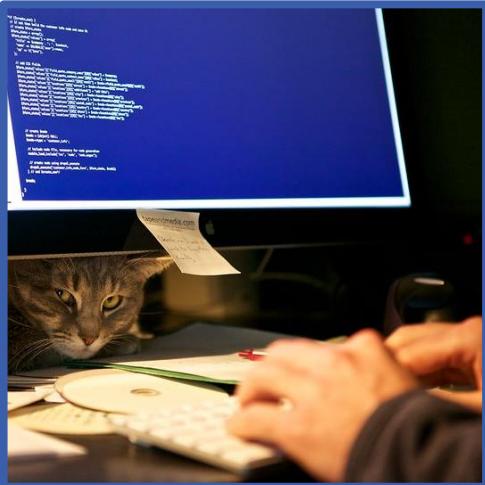
While the future remains quite uncertain, the emergence of the pandemic this spring gave us time to integrate some of its critical near- and medium-term impacts into the Final Blueprint.



Integrated near-term revenue impacts from COVID/2020 recession, plus expanded low-cost strategies ideal for an era of fiscal constraint



Refreshed economic strategies in Final Blueprint with expanded emphasis on job training and business incubator programs



Adjusted telecommute growth projections, with accelerated regional action by major employers to incentivize alternative modes to the automobile



Doubled-down on resilience focus of Blueprint to reduce regional risk in the face of other future disasters, including sea level rise, wildfires & earthquakes



How Does the Final Blueprint Advance the Plan Bay Area 2050 Vision?

(in an uncertain future...)

Final Blueprint: Builds Upon July's Draft Blueprint

Most of the positive forecasted outcomes from the Draft Blueprint remain in the Final Blueprint, including key highlights spotlighted below. New strategies adopted in the Final Blueprint enable even further progress in tackling the five key challenges spotlighted in summer 2020 public outreach.

Vast majority of new growth in **walkable, transit-rich communities**

Significant **shift away from auto dependence** for both commute & non-commute trips

Nearly all Bay Area homes **protected from sea level rise**

All high-risk Bay Area homes **retrofitted to reduce seismic and wildfire risks**

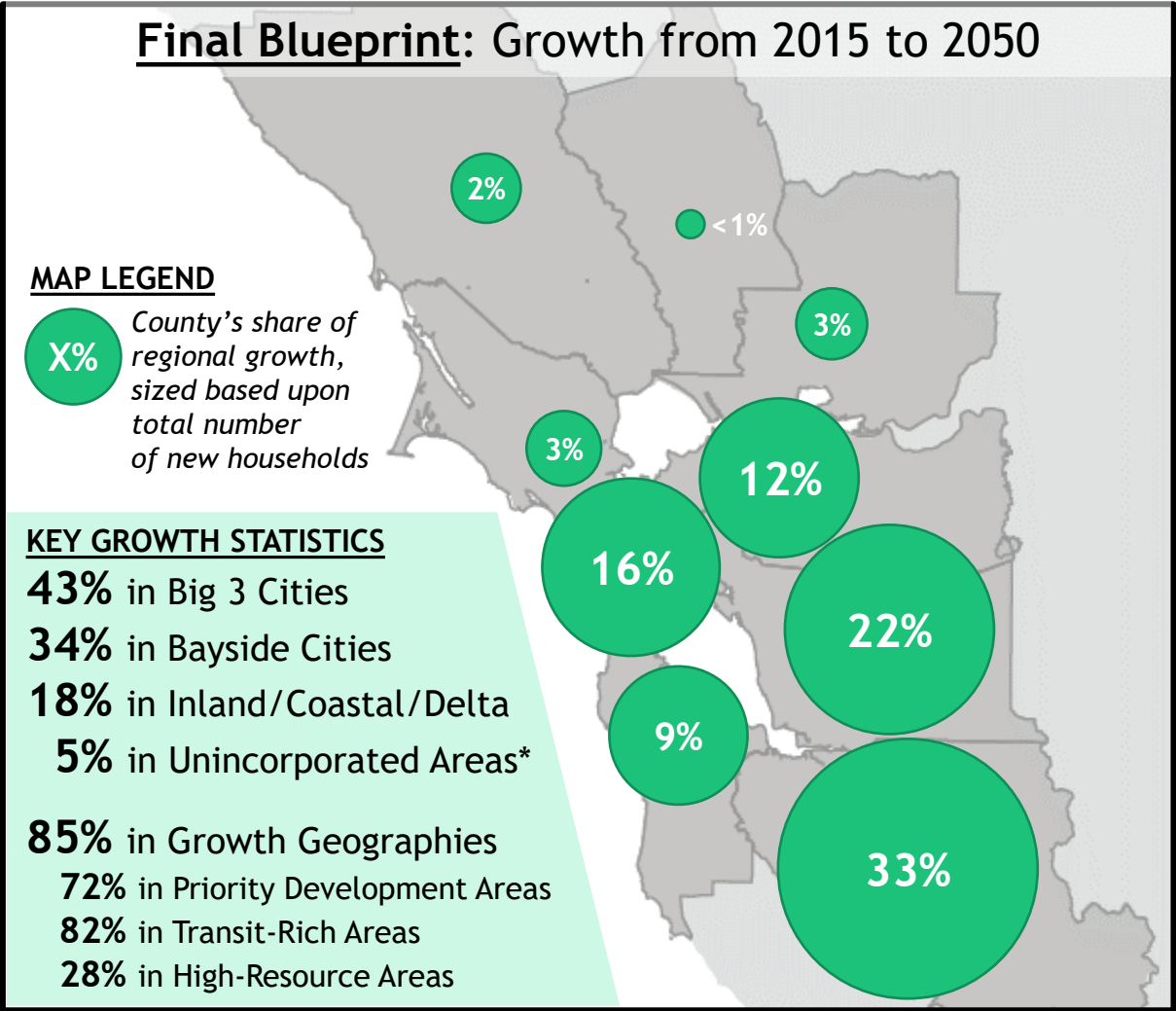
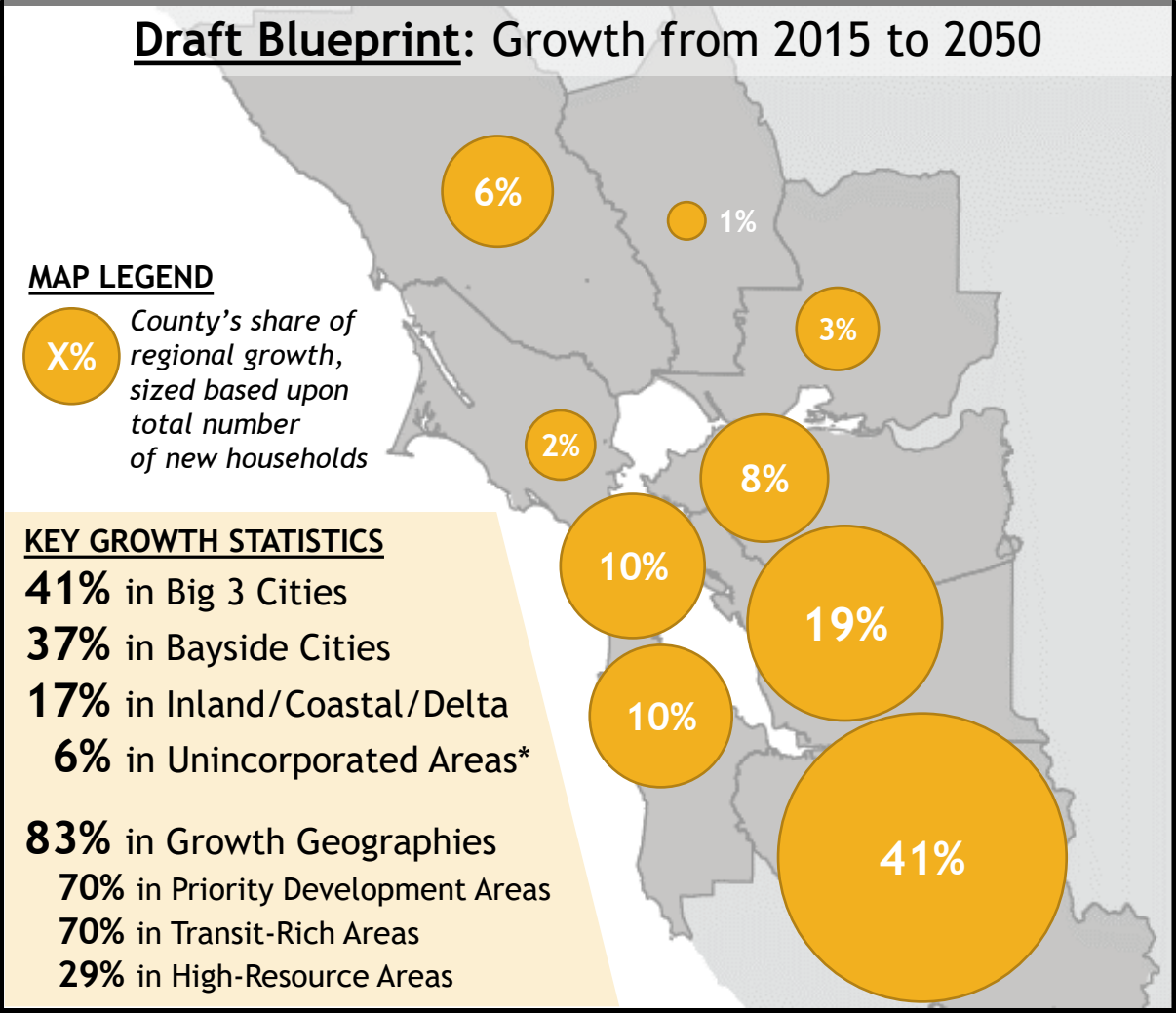
No urban growth envisioned **outside of present-day growth boundaries**

New revenues required to advance Plan **forecasted to support, not inhibit, future economic growth**



Fremont (Image Source: Flickr, Creative Commons)

Household Growth: Draft vs. Final Blueprint



** All urbanized growth in unincorporated areas is focused within existing urban growth boundaries (Strategy EN4).
For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on planbayarea.org.
Totals do not always sum to 100% due to rounding.*

Household Growth: Draft vs. Final Blueprint

Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?



Allow a Greater Mix of Housing Densities and Types in Growth Areas

Refinements approved in September focused a greater share of growth in transit-rich, high-resource places, yielding shifts toward San Francisco & higher-resource East Bay cities.



Transform Aging Malls & Office Parks + Accelerate Reuse of Public Land

Larger sites with significant development potential - including in North Santa Clara County and in portions of the East Bay - are seeing more housing in the Final Blueprint as a result.



Improved Baseline & Pipeline Data

Further engagement with local jurisdiction partners this summer improved baseline, pipeline, and zoning data, which contributed to changes in household growth projections for select counties.

Final Blueprint: Growth from 2015 to 2050

MAP LEGEND

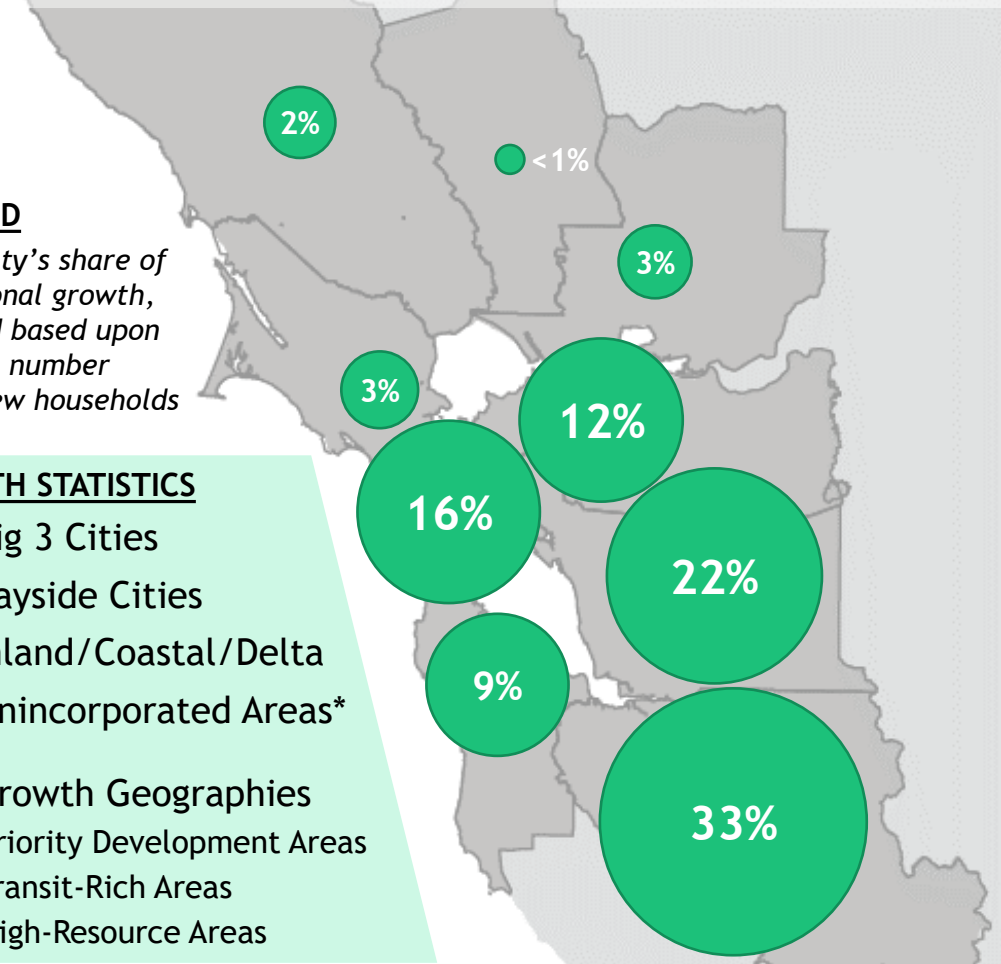
X% County's share of regional growth, sized based upon total number of new households

KEY GROWTH STATISTICS

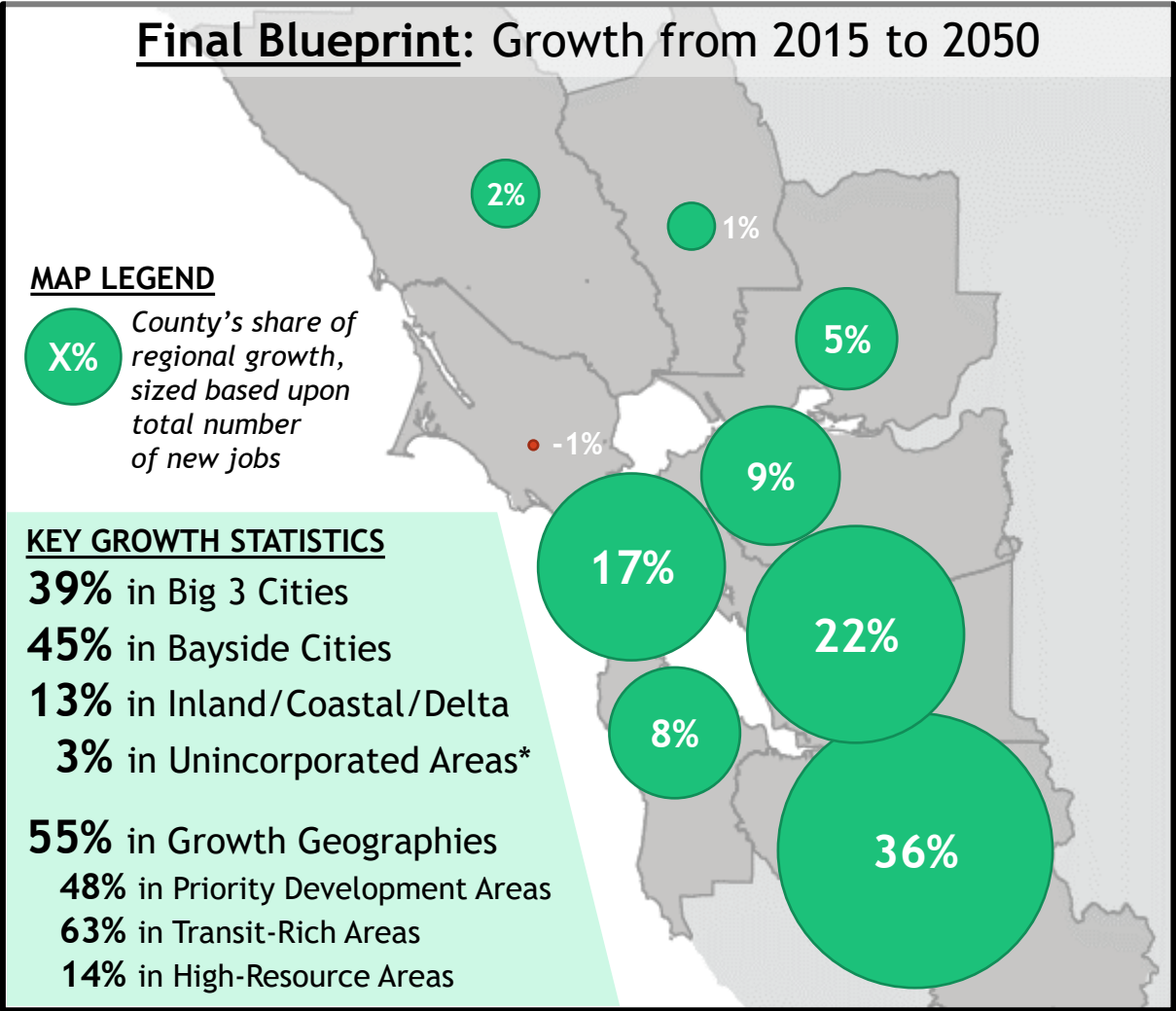
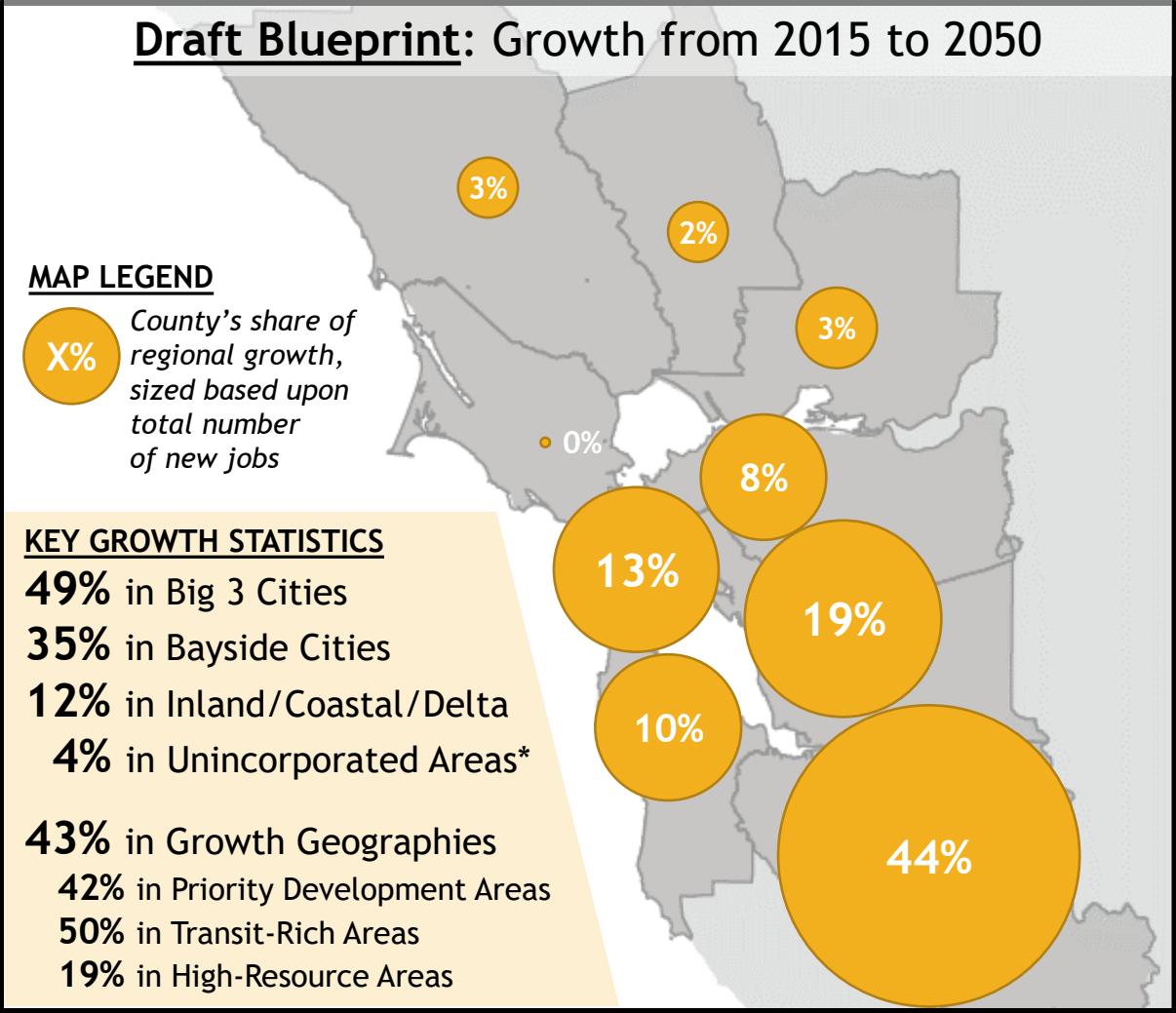
43% in Big 3 Cities
34% in Bayside Cities
18% in Inland/Coastal/Delta
5% in Unincorporated Areas*
85% in Growth Geographies
72% in Priority Development Areas
82% in Transit-Rich Areas
28% in High-Resource Areas

* All urbanized growth in unincorporated areas is focused **within existing urban growth boundaries** (Strategy EN4).

Totals do not always sum to 100% due to rounding.



Job Growth: Draft vs. Final Blueprint



** All urbanized growth in unincorporated areas is focused within existing urban growth boundaries (Strategy EN4).
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Totals do not always sum to 100% due to rounding.*

Job Growth: Draft vs. Final Blueprint

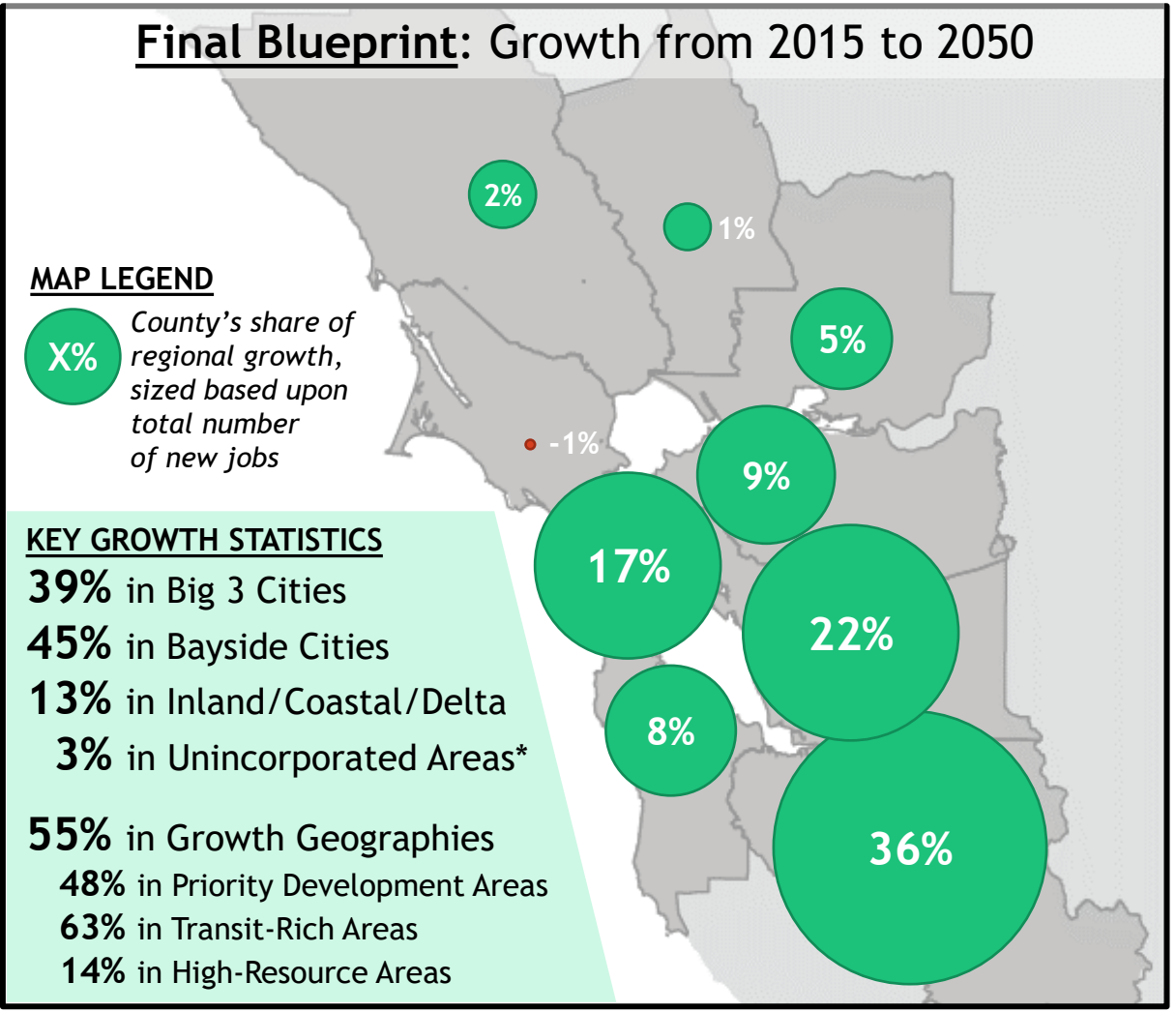
Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?



Provide Incentives to Employers to Shift Jobs to Housing-Rich Areas Well Served by Transit
This new strategy to incentivize more job growth in the East Bay and North Bay led to moderate shifts from select South Bay cities; the elimination of jobs-housing imbalance fees featured in the Draft Blueprint also contributed to intra-county shifts within Santa Clara County.



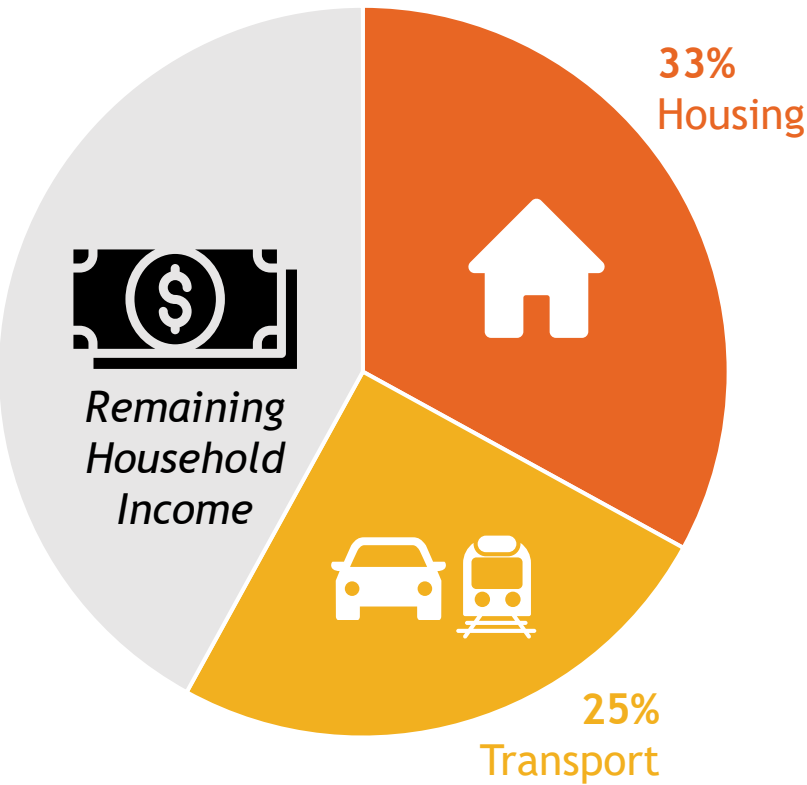
Allow Greater Commercial Densities in Growth Geographies
With a focus on greater capacity near public transit, updates to this strategy led to a much greater share of job growth within walking distance of high-quality transit hubs.



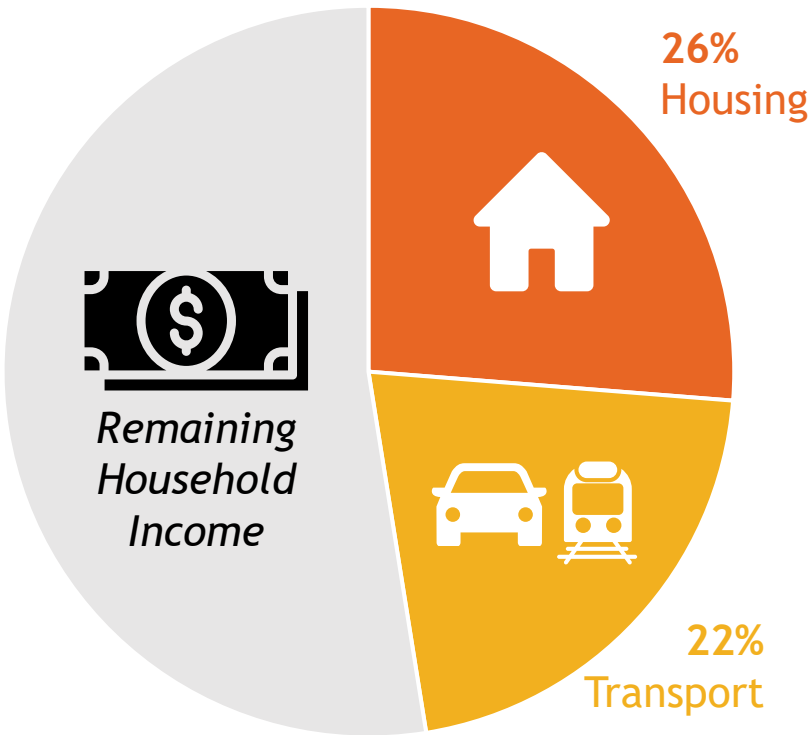
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For breakdowns on the subcounty level, please refer to the Final Blueprint Growth Pattern on planbayarea.org.
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Affordability: Draft vs. Final Blueprint

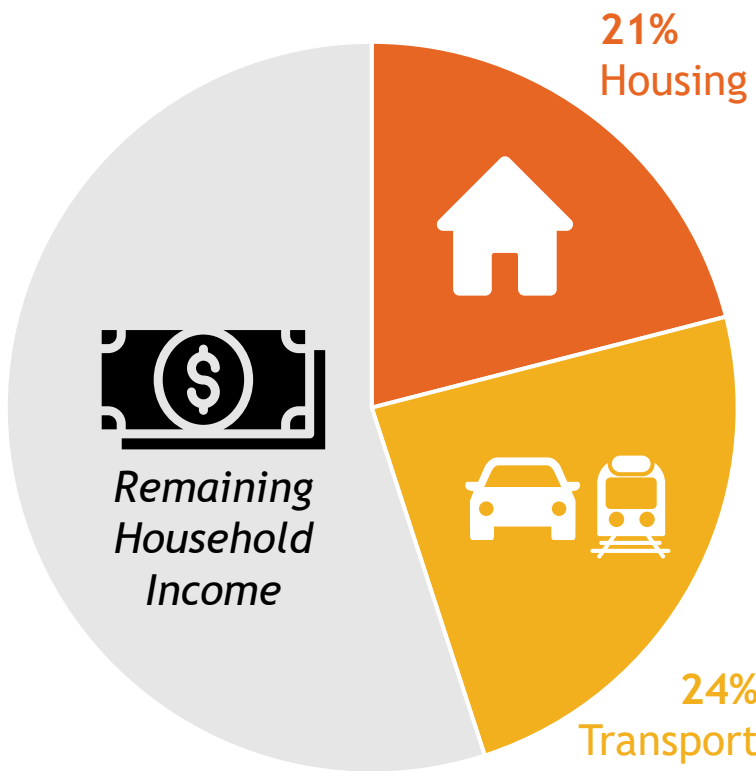
Housing & Transport Costs
2015



Housing & Transport Costs
2050 Draft Blueprint



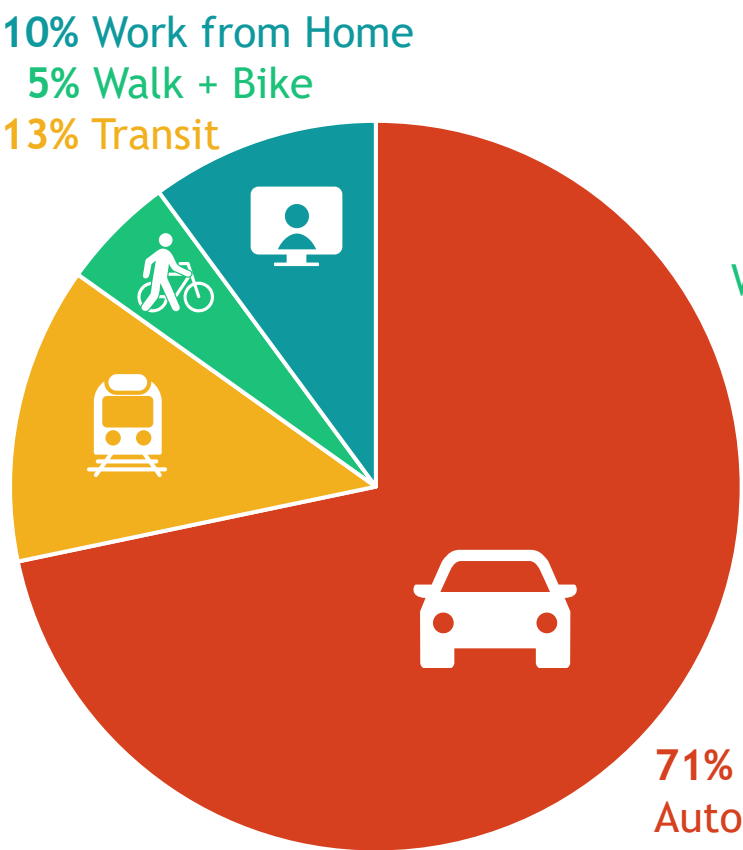
Housing & Transport Costs
2050 Final Blueprint



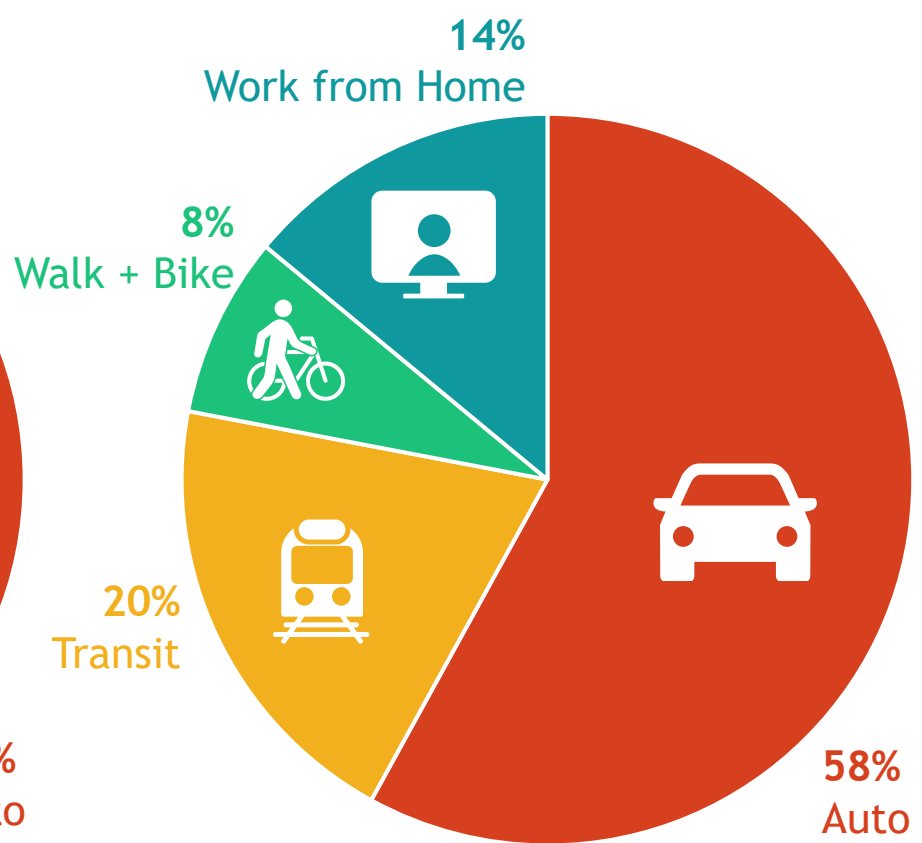
Totals do not always sum to 100% due to rounding.

Commute Mode Choice: Draft vs. Final Blueprint

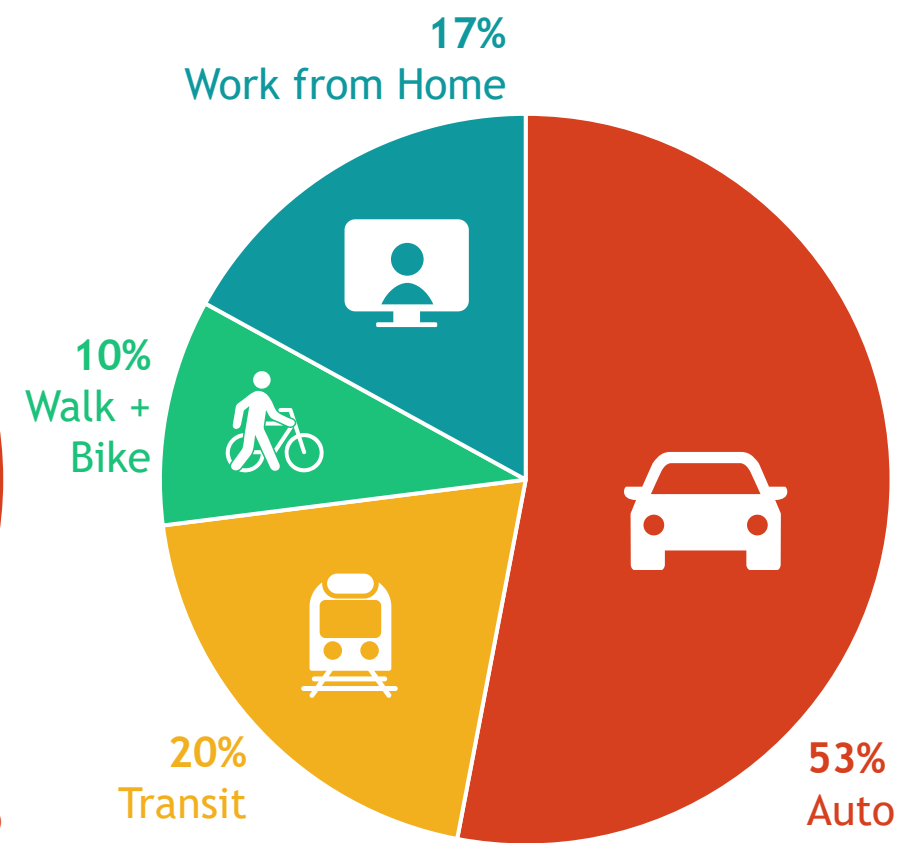
Commute Mode Choice
2015



Commute Mode Choice
2050 Draft Blueprint



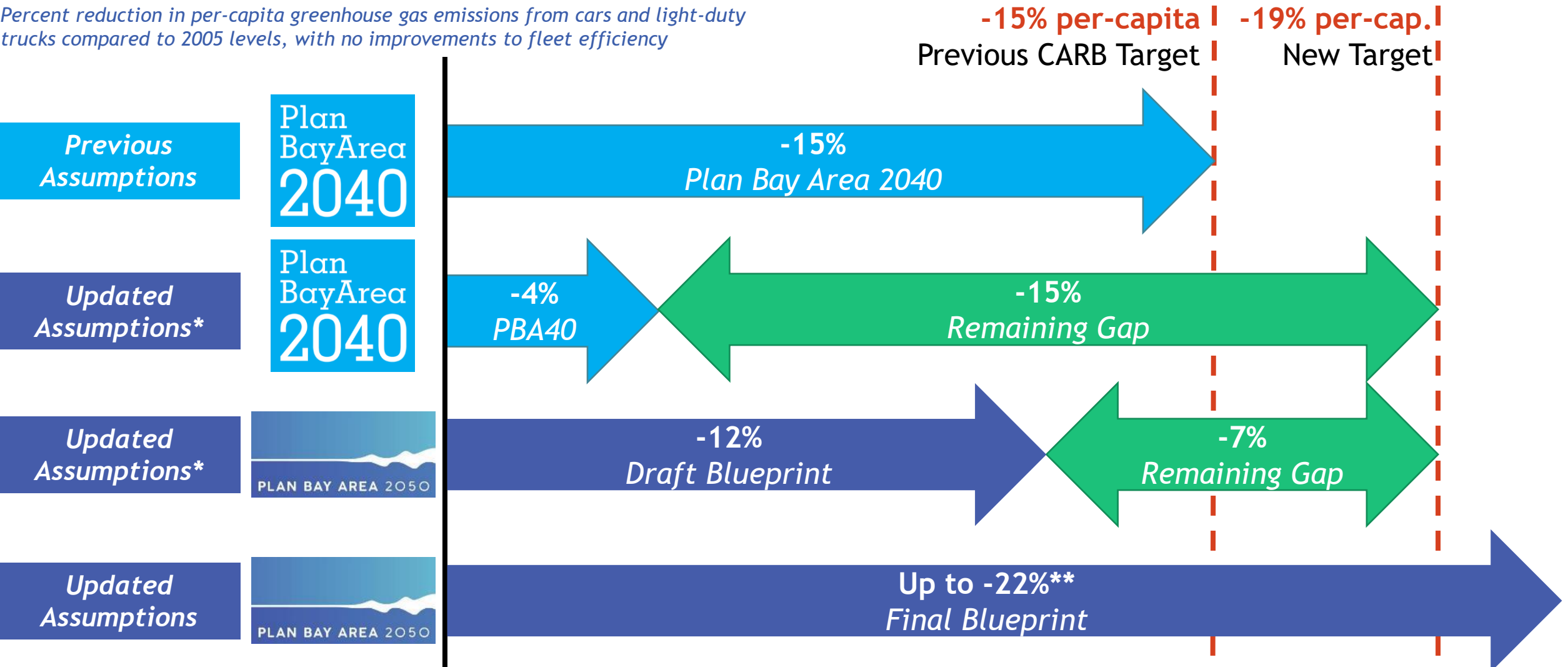
Commute Mode Choice
2050 Final Blueprint



Baseline year telecommute data has been updated to better reflect both frequent and infrequent telecommuters working from home on a typical weekday. Totals do not always sum to 100% due to rounding.

GHG: Draft vs. Final Blueprint

Percent reduction in per-capita greenhouse gas emissions from cars and light-duty trucks compared to 2005 levels, with no improvements to fleet efficiency



* = impact from updated auto operating cost approximated based upon prior model runs for Plan Bay Area 2040 and Draft Blueprint; approved by CARB in October 2020

** = estimated GHG reductions could change as a result of CARB review process in 2021-22; CARB could request even more conservative assumptions re: strategy benefits



GHG: Draft vs. Final Blueprint

Which new or revised Final Blueprint Strategies are driving changes between Draft & Final?



Expand Clean Vehicle Incentives

Increasing funding for clean vehicles helped to accelerate the region's shift towards clean vehicles and reduce emissions at a faster rate than envisioned by CARB.



Expand Commute Trip Reduction Programs and Transportation Demand Management Initiatives

Strategies for major employers to incentivize sustainable commutes, combined with regional parking initiatives, enabled progress toward the target.



Expand Per-Mile Tolling and Allow a Greater Mix of Housing Densities & Types in Growth Areas

By doubling down on existing Draft Blueprint strategies as identified in the September action item, additional emission reductions were possible.



Marin Headlands (Image Source: Flickr, Creative Commons)

Final Blueprint: More Affordable than Draft



- Will Bay Area residents spend less on housing and transportation?
Yes.
 - Housing cost burden declines significantly from 2015 levels, especially for those with the fewest means to afford Bay Area homes.
- Will the Bay Area produce and preserve more affordable housing?
Yes.
 - Final Blueprint strategies to expand preservation and production of affordable units result in more than one-quarter of regional housing stock as deed-restricted affordable by 2050.

Share of <u>average</u> household income spent on housing + transportation	58%	in <u>2015</u>
	48%	in <u>Draft 2050</u>
	45%	in <u>Final 2050</u>

Share of <u>low-income</u> household income spent on housing + transportation	113%	in <u>2015</u>
	83%	in <u>Draft 2050</u>
	58%	in <u>Final 2050</u>

Final Blueprint: More Connected than Draft



- Will Bay Area residents be able to access their destinations more easily?
Yes, if using public transit.
 - Access to destinations by public transit continue to grow, while means-based road pricing helps to manage congestion and provide reliable auto travel times.
- Will Bay Area residents have a transportation system they can rely on?
Yes, especially for motorists.
 - While freeway reliability improves due to Final Blueprint strategies, transit crowding remains an ongoing concern on select systems in the medium-to-long term.

<i>Jobs accessible by transit in 45 minutes or less (average Bay Area resident)</i>	131k	in <u>2015</u>
	254k	in <u>Draft 2050</u>
	276k	in <u>Final 2050</u>

<i>Jobs accessible by transit in 45 minutes or less (average resident in Community of Concern)</i>	201k	in <u>2015</u>
	389k	in <u>Draft 2050</u>
	427k	in <u>Final 2050</u>

Final Blueprint: More Diverse than Draft



- **Will Bay Area communities be more inclusive?**
To a limited degree, yes.
 - While Plan Bay Area 2050 makes some headway by focusing affordable housing in transit-rich, high-resource areas, RHNA is likely to go even further.
- **Will Bay Area residents be able to stay in place?**
It depends.
 - While new strategies both expand protections for renters and generate much-needed affordable housing, some low-income residents may end up relocating to access these amenities.

Share of low-income households in High-Resource Areas	20%	in <u>2015</u>
	22%	in <u>Draft 2050</u>
	24%	in <u>Final 2050</u>

Share of Growth Geography tracts at risk of displacement	42% <u>Draft</u>	17% <u>Final</u>
Share of Communities of Concern tracts at risk of displacement	42% <u>Draft</u>	40% <u>Final</u>

Final Blueprint: Healthier than Draft



- Will Bay Area residents be healthier and safer?
Yes.
 - Strategies to invest in parks and open space - focused in disinvested communities - provide more opportunities for recreation.
- Will the environment of the Bay Area be healthier and safer?
Yes.
 - In addition to reduced GHG emissions for transportation, building modernization strategies create jobs, improve energy efficiency, and reduce water consumption.

Acres of urban parks per 1,000 residents (<u>regionwide</u>)	1.7	in <u>2015</u>
	1.7	in <u>Draft 2050</u>
	2.1	in <u>Final 2050</u>

Acres of urban parks per 1,000 residents (<u>Communities of Concern</u>)	1.4	in <u>2015</u>
	1.4	in <u>Draft 2050</u>
	2.3	in <u>Final 2050</u>

Final Blueprint: Resilience Highlights



One common question during the Blueprint planning process relates to how resilience is integrated into the Plan. **Plan Bay Area 2050 is the first comprehensive regional plan featuring multi-hazard strategies to reduce risks, paired with exclusion of unmitigated high-hazard risk areas from the Growth Geographies.**



Source: Southern Marin Fire Protection District

A suite of strategies works together to reduce wildfire risks in the Final Blueprint, including:

- Maintain Urban Growth Boundaries
- Protect and Manage High-Value Conservation Land
- Modernize Existing Residential Buildings



A single, unifying strategy focuses attention on adapting to sea level rise, protecting nearly all communities at risk from two feet of permanent inundation* plus 100,000 acres of marsh restoration.

** Per State guidance; less than 1% chance of greater inundation by year 2050.*



Building retrofit strategies tackle seismic and drought deficiencies, with a focus on older residential structures and providing means-based subsidies to do so.

Final Blueprint: More Vibrant than Draft

- Will jobs and housing be more balanced?
Yes.
 - Even more improvement in the intraregional jobs-housing balance in Final Blueprint help to reduce commute distances, especially for workers with low incomes.
- Will the Bay Area economy thrive?
Yes.
 - In addition to the robust long-term growth forecasted in the Draft Blueprint, business incubators and job training programs help support more middle-wage jobs in industrial lands across the Bay Area.

<i>Jobs-housing ratio for combined West & South Bay subregion</i>	1.8	in <u>2015</u>
	1.6	in <u>Draft 2050</u>
	1.5	in <u>Final 2050</u>

<i>Median commute distance for workers with low incomes (in miles)</i>	10	in <u>2015</u>
	12	in <u>Draft 2050</u>
	9	in <u>Final 2050</u>

December & January: Final Blueprint/RHNA Status

This Month:

- Release Final Blueprint Analysis (*Outcomes & Growth Pattern*)
- Release Draft RHNA Methodology
- Hold Webinars for Stakeholders, Public, and Local Elected Officials



Next Month:

- Recommend Final Blueprint for Approval as Preferred EIR Alternative
- Recommend Draft RHNA Methodology for Submission to HCD

Winter Office Hours Program:

Opportunity for local jurisdictions and other stakeholders to interact with staff and ask questions about Final Blueprint & Draft RHNA Methodology - available through mid-January. Sign up for a timeslot at planbayarea.org!

What's Next?

Transitioning to the Final Phase of
Plan Bay Area 2050

Winter: Final Phase Next Steps

Implementation Plan

- Hold **small-group meetings** to discuss potential implementation actions for each strategy
- Conduct **public & stakeholder outreach** to prioritize implementation actions
- Present **update to committees & working groups** in February on progress to date

Plan Document (and Supplemental Reports)

- Develop draft Plan Bay Area 2050 Document (*primary public-facing document*)
- Develop draft Plan Bay Area 2050 Supplemental Reports (*technical reports*)

Environmental Impact Report (EIR)

- **Finalize EIR alternatives** for analysis
- **Conduct environmental analyses required** under the California Environmental Quality Act (CEQA) for Preferred Alternative and reasonable range of alternatives

Winter/Spring: Public and Stakeholder Engagement

Winter 2021
Focus on
Implementation Plan
Development



Ongoing small-group stakeholder meetings and CBO focus groups to discuss potential implementation actions

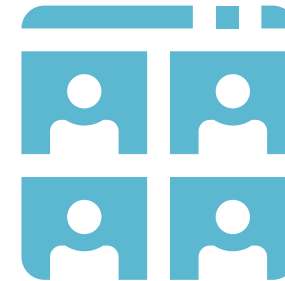


Online survey & text-based service (for those without internet access) to prioritize strategies to advance/implement first

Spring 2021
Focus on
Draft *Implementation Plan*,
Draft *Plan Document*, and
Draft *EIR* Release



Videos, podcasts, and/or webinars in multiple languages



Virtual public meetings & digital webinars with partners to learn about the draft Plan



Postcards, flyers, telephone comment line, and digital in-language promotion



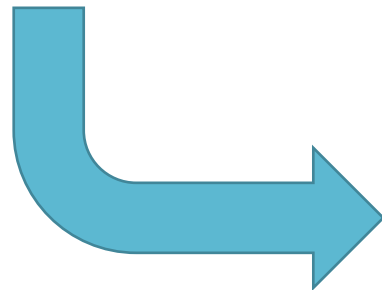
Virtual scavenger hunt (for youth & young-at-heart)

Seeking Action in January: Preferred Alternative

Plan Bay Area 2050 *Final Blueprint*



Staff Recommendation:
*Advance as Preferred
EIR Alternative*



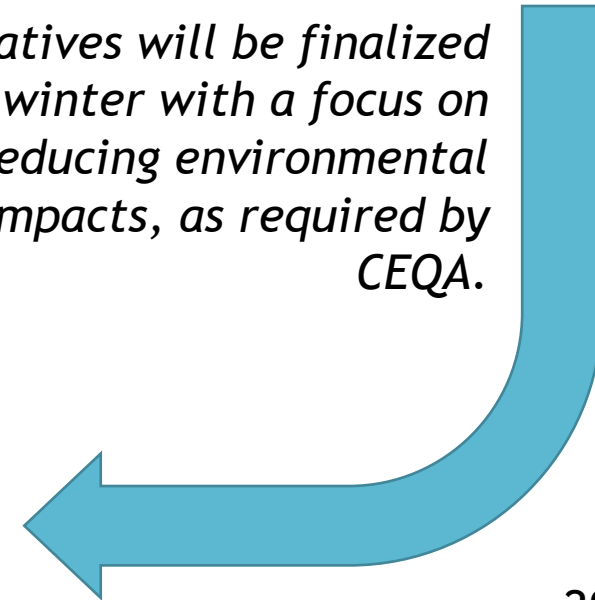
**Environmental
Impact Report
(EIR)**

No Project Alternative
as required by CEQA

Alternative #1
based upon comments received in scoping

Alternative #2
based upon comments received in scoping

*Alternatives will be finalized
this winter with a focus on
reducing environmental
impacts, as required by
CEQA.*



Questions?

Learn more: go to
<https://www.planbayarea.org/2050-plan/final-blueprint/plan-bay-area-2050-final-blueprint-documents>.

Sign up for office hours: learn more from staff by scheduling an office hours appointment through mid-January

Transitioning to Today's RHNA Presentation...



Plan Bay Area 2050 *Final Blueprint Growth Pattern*

35-Year Projections (2015 to 2050):

Regional Scale

1.5 million
new homes

County Scale

Sub-County Scale

Regional Housing Needs Allocation *Draft Methodology*

8-Year Need Estimates (2023 to 2031):

Regional Scale

441,000+
new homes

Jurisdiction Scale

Baseline:
2050 Total
Households
by
Jurisdiction

*Modified
using:*
**Factors
& Weights**

Allocation:
8-Year
Housing
Need by
Income Level



Draft RHNA Methodology

December 18, 2020
and January 5, 2021

What is RHNA?

- Since 1969, State law requires that all jurisdictions must plan to meet the housing needs of everyone in the community.
- HCD identifies total number of units, across all income groups, for which the region must plan for the eight-year RHNA period (2023 to 2031).
- ABAG collaborates with local governments and stakeholders to develop a formula to assign each community a share of the Bay Area's housing need.
- Each local government must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need.

What are the statutory objectives of RHNA?

Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner

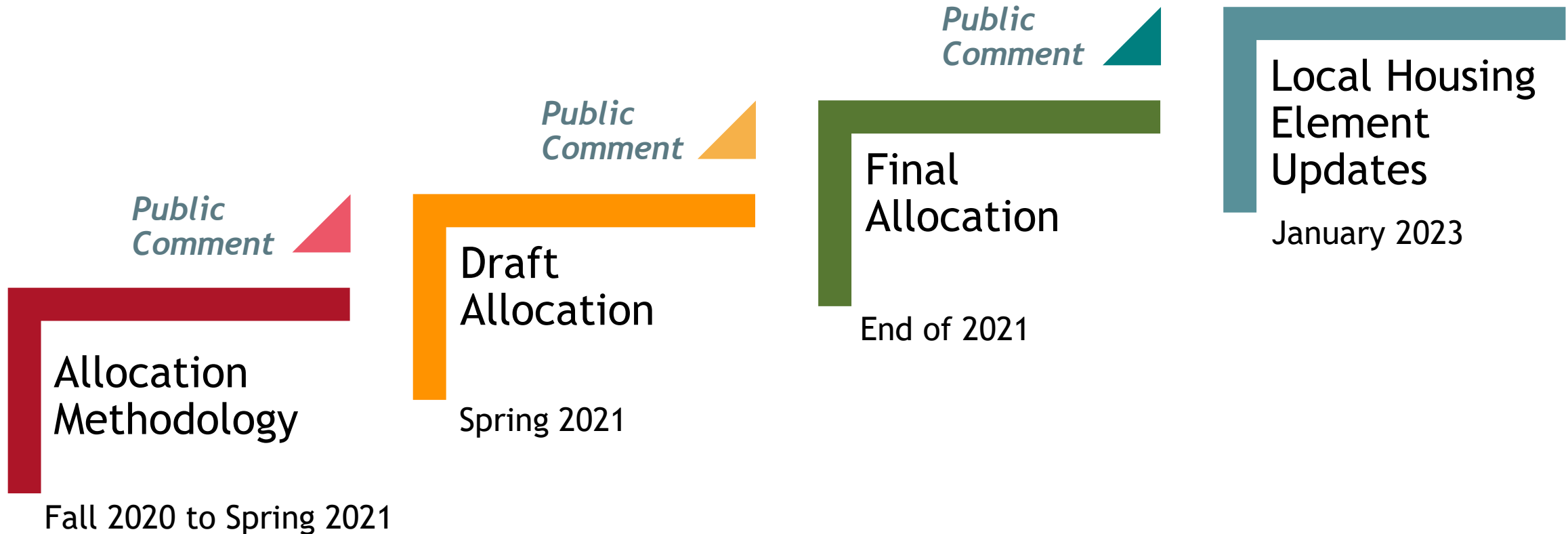
Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing

Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)

Affirmatively further fair housing

What are the primary steps in the process?



PUBLIC COMMENT OPPORTUNITIES THROUGHOUT

Approval of Proposed RHNA Methodology

- Housing Methodology Committee worked collaboratively from October 2019 to September 2020 to recommend a proposed methodology for allocating units throughout the Bay Area in an equitable manner
- **September 18:** HMC voted to recommend *Option 8A: High Opportunity Areas Emphasis & Job Proximity* with the 2050 Households baseline allocation as Proposed RHNA Methodology
- **October 1:** ABAG Regional Planning Committee voted to recommend Proposed RHNA Methodology for approval by ABAG Executive Board
- **October 15:** Executive Board approved Proposed RHNA Methodology and released for public comment
- **October 24 - November 27:** public comment period, including public hearing held on November 12

Public Comments

- During the public comment period, ABAG received **106 written comments** that provided perspectives from over 200 local government staff and elected officials, advocacy organizations, and members of the public, as some letters represented multiple signatories
- November 12 public hearing included **29 oral comments** from local government representatives, advocacy organizations, and members of the public

Type of Respondent	Number of Letters Received	Number of Oral Comments from Public Hearing
Public Agency - Alameda	5	0
Public Agency - Contra Costa	3	0
Public Agency - Marin	11	1
Public Agency - Napa	2	0
Public Agency - San Francisco	0	0
Public Agency - San Mateo	11	2
Public Agency - Santa Clara	8	2
Public Agency - Solano	1	0
Public Agency - Sonoma	1	0
Advocacy Organizations	9	8
Members of the Public	57	17

Public Comments: Common Themes

- RHNA methodology should be changed to:
 - Emphasize transit and jobs more to support Plan Bay Area 2050, greenhouse gas emissions reduction
 - Directly incorporate hazard risk
 - Include the “equity adjustment”
 - Reduce the allocations to unincorporated areas
 - Better account for impacts from COVID-19
- Concerns about jurisdiction allocation
 - Jurisdiction built out and/or lacks sufficient infrastructure
 - Issues with Plan Bay Area 2050 data
- Support for Proposed RHNA Methodology, particularly its importance for furthering regional equity
- Questions/concerns about RHNA process
 - HCD’s RHND calculation was inaccurate/too high
 - RHNA should be delayed because of COVID-19

What Changed in the Draft RHNA Methodology?

- Staff considered public comments and no adjustments to RHNA methodology are recommended; integration of the Plan Bay Area 2050 Final Blueprint baseline data addresses some of the issues raised in public comment period (**see below**).
- Recommended baseline, factors and weights would remain the same as the Proposed RHNA Methodology.
- Whereas illustrative allocations from Proposed RHNA Methodology used baseline allocation data consistent with the Plan Bay Area 2050 **Draft Blueprint**, the Draft RHNA Methodology integrates Future Year 2050 Households data from Plan Bay Area 2050 **Final Blueprint**.
- The Final Blueprint growth pattern reflects the adopted revised Strategies and Growth Geographies approved by the ABAG Executive Board and Commission in September 2020.
- Integrating Final Blueprint baseline data into the Draft RHNA Methodology results in changes to the illustrative allocations to local jurisdictions.

Total Regional Housing Need
Determination (RHND) from HCD

441,176

STEP 1:
*Group RHND
by income*

VERY LOW
114,442

LOW
65,892

MODERATE
72,712

ABOVE MODERATE
188,130

STEP 2:
*Factor weight =
units allocated
by factor*

Allocation Factors for Very Low-
and Low-Income Units

**70% Access to High
Opportunity Areas
(AHOAs)**

126,234

**15% Job
Proximity – Auto
(JPA)**

27,050

**15% Job
Proximity – Transit
(JPT)**

27,050

Allocation Factors for Moderate-
and Above Moderate-Income Units

**40% Access to High
Opportunity Areas
(AHOAs)**

104,337

**60% Job
Proximity – Auto
(JPA)**

156,505

STEP 3:
*Calculate
jurisdiction's
units from
each factor*

Jurisdiction score
on **AHOAs** factor

Jurisdiction score
on **JPA** factor

Jurisdiction score
on **JPT** factor

Jurisdiction score
on **AHOAs** factor

Jurisdiction score
on **JPA** factor

JURISDICTION BASELINE ALLOCATION

Share of households in Year 2050 from Plan Bay Area 2050 Final Blueprint

Allocation of **VERY LOW**
and **LOW** Units

Allocation of **MODERATE** and
ABOVE MODERATE Units

**TOTAL
JURISDICTION
ALLOCATION**

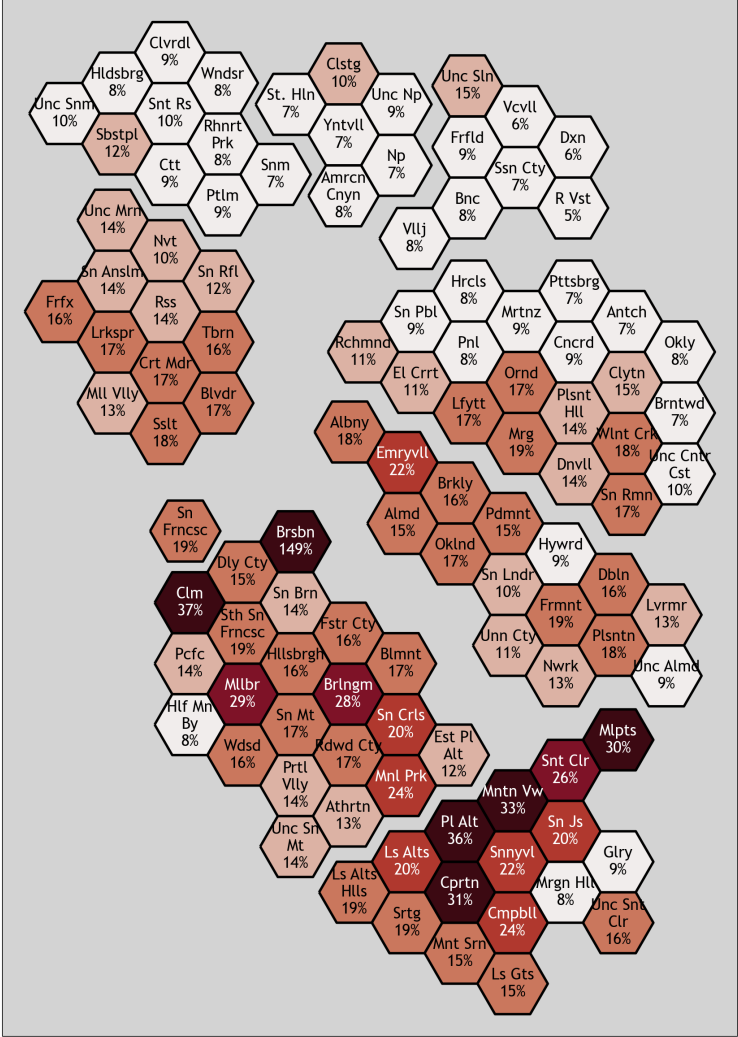


Illustrative Allocations by County

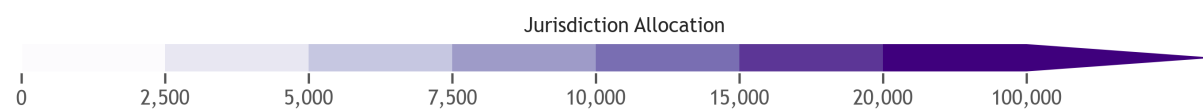
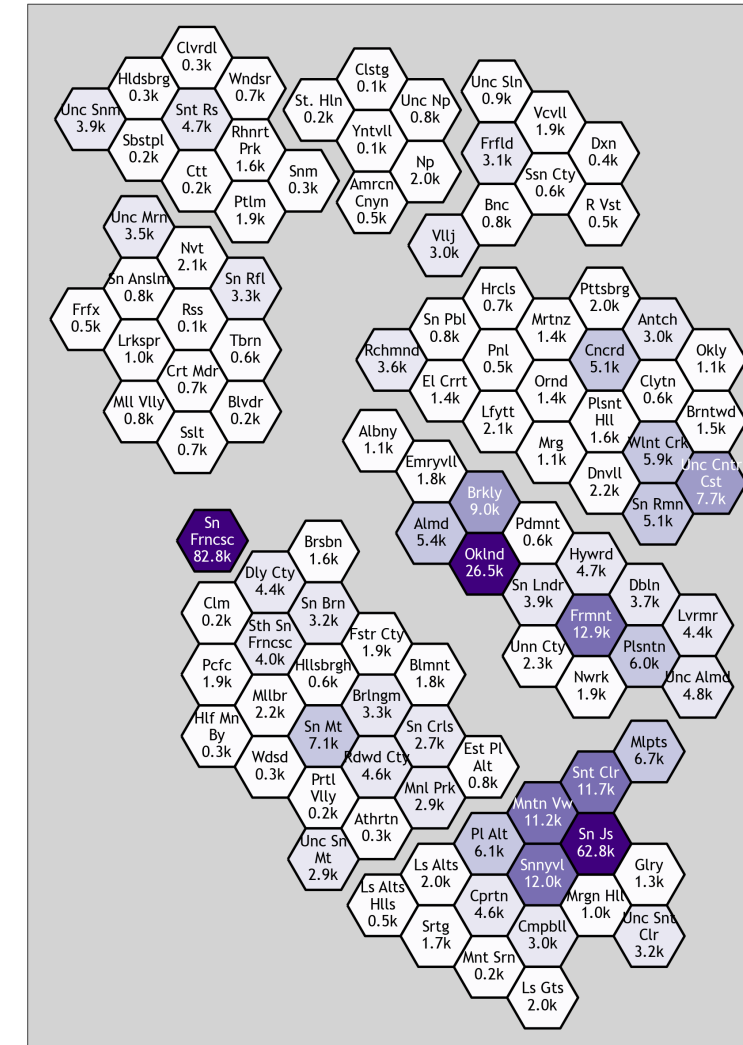
	Draft RHNA Methodology (Final Blueprint)	2015-2023 RHNA (Cycle 5)	Proposed RHNA Methodology (Draft Blueprint)	Draft RHNA Methodology (Final Blueprint)	Bay Area Households (2019)	Bay Area Jobs (2017)
Alameda	88,985	23%	19%	20%	21%	20%
Contra Costa	48,932	11%	10%	11%	14%	10%
Marin	14,380	1%	3%	3%	4%	3%
Napa	3,523	1%	1%	1%	2%	2%
San Francisco	82,840	15%	16%	19%	13%	19%
San Mateo	47,321	9%	11%	11%	10%	10%
Santa Clara	129,927	31%	33%	29%	24%	27%
Solano	11,097	4%	3%	3%	5%	4%
Sonoma	14,171	4%	4%	3%	7%	5%
BAY AREA	441,176	100%	100%	100%	100%	100%

Comparison of Illustrative Methodology Results



**Proposed
RHNA
Methodology**
(October 2020)



Baseline:
Final Blueprint
2050
Households



Comparison of Performance Metrics Results

Statutory RHNA Objectives	Proposed Methodology	Draft Methodology
Objective 1: increase the housing supply and the mix of housing types in an equitable manner	 Achieves objective	 Achieves objective
Objective 2: promote infill development, efficient development, and GHG reduction	 Achieves objective	 Achieves objective
Objective 3: promote better relationship between jobs and housing, particularly jobs-housing fit	 Achieves objective	 Achieves objective
Objective 4: balance existing disproportionate concentrations of income categories	 Achieves objective	 Achieves objective
Objective 5: affirmatively further fair housing	 Achieves objective	 Achieves objective

What are the next steps in the RHNA process?

- **Winter Office Hours:** local jurisdiction staff and partner organizations invited to discuss Final Blueprint outcomes and RHNA methodology updates in more detail. Appointments are available from December 21, 2020 to January 15, 2021; more information available at <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.
- **January 14, 2021:** ABAG Regional Planning Committee weighs in on Draft Methodology
- **January 21, 2021:** ABAG Executive Board slated to take action on Draft RHNA Methodology
- **Late January/February:** Submission of Draft Methodology to HCD for review after approval
- **Later in 2021:** Final Methodology and Draft Allocations (spring), Appeals Process (summer), Final RHNA Allocations (late 2021)

Local Grant Opportunities

- **Over \$12M in grants available** to assist local jurisdictions to implement Plan Bay Area 2050 and RHNA
 - **Housing Element** grants available to all 109 jurisdictions through the REAP Program via non-competitive and competitive processes
 - **PDA Planning and Technical Assistance** grants via competitive process for jurisdictions with locally nominated PDAs
 - **Single, web-based application** to streamline the process for local jurisdictions to access both PDA and REAP grant funds

PDA Planning & Technical Assistance Grant

Application Timeline

- **Release** December 18, 2020
- **Letter of Intent Due** February 12, 2021

Webinars

- December 29, 2020, 12:30 PM-2:00 PM
- January 6, 2021, 9:30 AM-11:00 AM
- January 8, 2021, 1:30 PM-3:00 PM
- January 15, 2021, 9:30 AM-11:00 AM

Register on the ABAG website via the Housing Technical Assistance Program OR PDA pages

Email mshorett@bayareametro.gov with questions

Thank You

For more information, contact:

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abag.ca.gov/our-work/rhna-regional-housing-needs-allocation